

Sirwaitis, Sherri

From: Dewey Coffman
Sent: Friday, July 22, 2016 6:49 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2014-0023.SH

I am opposed to C14-2014-0023.SH, I have lived in Northwood for almost 7 years.

We DO NOT need this development here. I drive by the location every morning and evening. The current construction across the street for a Church has already caused enough extra traffic, more that just leaving the neighborhood is a the 25% of the time of my 5 mile commute.

Oak Creek already floods every rain. Access to the local HEB on Parmer is so difficult, I don't even shop there, but go down to the one 4 miles away at Anderson Mill.

I urge you to vote down this project.

Dewey Coffman
12704 Palfrey Drive
Austin, TX 78727
512-672-7020

Sirwaitis, Sherri

Subject:

FW: Opposed to C14-2014-0023.SH - Put this in your subject line

From: Elizabeth Deerinwater

Sent: Thursday, July 21, 2016 9:50 AM

To: Pool, Leslie

Cc: Sirwaitis, Sherri

Subject: Opposed to C14-2014-0023.SH - Put this in your subject line

We own a home in Northwood and are opposed to C14-2014-0023.SH.

One reason we, the majority of us, chose this area is that it is safer & provides a buffer from the chaos that lies just a short distance from our homes. We voted for you to represent us, because you want to preserve Austin's uniqueness while still providing an opportunity for everyone that tries to succeed here. More is being done to destroy Austin and the few remaining green spaces we have left in the name of "progress"...please; progress isn't one more apartment building that has very few units that will provide affordable housing options.

Additionally this area is home to salamanders, deer, coyotes and provides a bit of a sanctuary & buffer for us that live here. The environmental impact is concerning. If the construction on Mopac and recent delays have taught us anything it's that Austin is home to many unique and protected animals – and that the people looking for these and doing the environmental impact studies might not be as thorough as the citizens expect. It is incompatible with the most valuable characteristic of our community, single family residential area, with buffers of greenbelt and protections from noise and traffic to build a high-density multi-resident development. I cannot see how a more transient population serves a value, or maintains the character and uniqueness of our community. It will create increased traffic, it will decrease the stability of our neighborhood and imposes a high-density impact on the environment, the infrastructure and the character of a well-established community in Austin. Never mind, that once again Austin would be obliterating greenspace, in an area that is already underserved by parks & recreational options.

The bridge that supports our neighborhood, is a lower level crossing & not in the best shape. Added traffic leads to a strain on the bridge and more risk of flooding for those of us up and downstream from this proposed high density complex. This could lead to a decreased home value and an increase in my insurance, and potentially creating a difficult situation for us to sell our house in the future; harming our neighborhood for a few affordable housing options does not meet a standard of harm and benefit that any business, yet alone community should allow.

Then there is the issue of the Railroad tracks and the frontage road. These tracks and the frontage road have seen frequent violent accidents and that's with the current levels of traffic in this area. . The Railroad tracks are used frequently during morning commutes and late evenings, which would add to the issue of congestion, not to mention the safety concerns of having housing so close to the tracks. Add to the safety concerns, the lack of accessible public transportation in this area creates an even greater risk. Crossing Mopac & Parmer to go to HEB is about as dangerous as playing Russian Roulette. That's not a walk I would take during low traffic times, yet alone when walking from a bus stop on my way home from work, there just

There is a great need to balance expansion and progress with the need for greenspaces, for safety, and providing housing opportunities *with* infrastructure. There are huge apartment complexes being built less than 5 miles from this current location, depleting once green areas, creating more congestion and having a great environmental impact. We don't have room to create the infrastructure needed to sustain the builds and influx

for structures already in the works, adding and supporting this project only exacerbates the problem; stressing an area already on the verge of busting the seams..

In conclusion, this high-density development would harm the existing neighborhoods with unwanted parking, traffic congestion, create added safety concerns, have a negative impact on the environment and harm property values; for these reasons and many others we are opposed to C14-2014-0023.SH. The Northwood neighborhood is thriving, not blighted. The best evidence to you of what is in the public interest for this neighborhood is what existing residents want to see. The vast majority of them oppose this high-density development. As you vote on this zoning application, we ask that you vote against it in order to respect the surrounding neighborhoods and the residents, that oppose this change. Government should strive to honor peoples' quiet enjoyment of their homes and neighborhoods rather than interfere with it.

Elizabeth Deerinwater and Matthew Hale
12513 Palfrey Drive
Austin, Tx 78727

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Sirwaitis, Sherri

From: Sherry

Sent: Thursday, July 21, 2016 3:15 PM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2014-0023.SH

Dear Councilwoman Pool,

I will try to keep this short but to the point. I am opposed to the change of zoning to allow the Elysium apartments to be constructed. I am concerned that in the fervor to provide affordable housing true due diligence has not been done. Aside from the environmental issues that don't seem to concern people that do not live here, the lack of transportation and easy access to amenities should put a damper on this project. This is an inappropriate site for any high density housing and I am afraid that a decision made just to prove Austin is a provider of affordable housing will cause more harm than good.

Kind regards,
Sherry Nemeth

SN

Sirwaitis, Sherri

From: Hugh Fuller
Sent: Thursday, July 21, 2016 12:14 PM
To: Pool, Leslie
Cc:; Sirwaitis, Sherri
Subject: Opposed to C14-2014-0023.SH

Good afternoon!,

I just wanted to reach out to you about the upcoming meeting. My wife and I bought a house here about 7 years ago and there seems to be some new risks to our family. There is a proposed apartment complex in the area that could really hurt our neighborhood in particular. Some of the basic issues include, but are not limited to:

- overpopulation at Summitt Elementary
- increased flood risk
- putting pedestrians at risk near and on the mopac/parmer intersection
- putting pedestrians at risk on the metro rail line where there has already been accidents

I am all for more affordable living in Austin, but this particular spot seems to be at the detriment to the residents in place and the new residents that would be trying to move into the new apartment complex. The apartment complex has already changed their plans to raise the apartments off of the ground in case of flooding, but that leaves all of the residents vehicles and the nearby houses and businesses at risk.

While I could mention traffic, it seems like a moot point. Everyone in Austin is going to see more traffic as the city grows. It just seems like putting in affordable housing in this spot would put undue stress on an already extremely busy intersection. If I am not mistaken, there is supposed to be a grocery store and bus/train access within a certain distance. While this is technically true, there is no way to walk to either without walking on the shoulder of Parmer or the shoulder of Mopac.

I'll keep this short and end here. Thank you for your time and hopefully you will consider these points. I would like to see more affordable housing in Austin, but trying to shoehorn in an apartment complex into a bad spot for only 8 living spaces for families under the mean revenue level seems like a bad move.

Thank you and we'll see you at a meeting soon.

Bob Fuller

Sirwaitis, Sherri

From: Lisa McCormick
Sent: Thursday, July 21, 2016 12:13 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri
Subject: Opposed to C14-2014-0023.SH

Ms. Pool,

I am a Northwood resident and am opposed to the apartment complex being built on Oak Creek Drive near Mopac.

I am very concerned about the increased traffic through our neighborhood, especially traffic backed up near the railroad line and an already backed up access road during high traffic times. Traffic from Parmer in Mopac south into Austin is already taking much longer than it did two years ago, and adding this complex with more cars on the road will continue to add to an already stressful traffic situation.

The increased flood risk and environmental issues are an obvious concern, as is the increased security risk of walking traffic. There are no close convenient stores or groceries to the proposed apartments, therefore resulting in walking traffic through the neighborhood or along the Mopac access road to get to stores on Parmer Lane. This will bring an increase in driving and walking traffic through our neighborhood and we already have problems with vehicle burglaries and theft. I suspect these will increase with more people walking through.

Please hear us, and consider alternatives to building these apartments.

Thank you,

Lisa McCormick

Sirwaitis, Sherri

From: tina silvers [REDACTED]
Sent: Thursday, July 21, 2016 10:06 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri
Subject:

We are opposed to the apartments you are trying to get approved. This is not a convenient place for any apartments. Way too close to the Highway and train tracks. Please reconsider!
Tina & Tommy Silvers

Sirwaitis, Sherri

From: Glenn Parker
Sent: Sunday, July 24, 2016 11:41 PM
To: LesliePool@austintexas.gov; Sirwaitis, Sherri
Subject: Opposed to C14-2014-0023.SH

Dear Council Member Pool,

I am writing to urge you to vote in opposition to the rezoning request in regard to the proposed Elysium Park park apartment development on Oak Creek Drive in the Northwood Subdivision near MOPAC and Parmer Lane in north Austin. The first reading of the request is scheduled for the council meeting on August 4.

My wife (Laureen) and I have been residents of this neighborhood for 35 years. Having two young adult children who live and work in Austin we understand the need for affordable housing. However, the proposed location is simply unsuitable for a large apartment complex such as the Elysium Park development. The neighborhood is not opposed to affordable housing. We are opposed to dense development at this particular location.

Northwood is a limited access area in that we are bounded on the east by north MOPAC and on the south by Parmer Lane. On the west we have the mostly undeveloped Robinson Ranch, with an older rural ranch type development of larger homesites on the north. There are only two significant roads leading into and out of our neighborhood, one off the MOPAC frontage road at Oak Creek and one on Silver Creek at Parmer Lane. The proposed Elysium Park site is on Oak Creek, just a few hundred feet from the entrance to the neighborhood and a railroad track that carries the Austin Metro Rail trains. At busy times and when the train is crossing Oak Creek, traffic coming into the neighborhood has to stop on the southbound MOPAC frontage road, which creates a very dangerous traffic situation. Southbound traffic whizzes by at speeds in excess of 60 mph.

The proposed apartments will add 120 or more cars to our neighborhood and this intersection. I think the odds are high that someone eventually will be injured or killed in a rear-end collision at Oak Creek and the MOPAC frontage road if any apartments are build there.

In addition, the location will not be convenient for residents of those apartments unless they have a car. The site is being touted for 9% interest credit grants based on the location being convenient for shopping, bus lines, schools, etc. The reality is that, while the location is within certain defined distances from amenities such as the HEB grocery store and pharmacy, there is no way to walk from the proposed apartments to the stores without walking along a sidewalk next to cars travelling in excess of 60 mph and/or crossing 6 lanes of high speed highways.

In short, the proposed Elysium Park project is a good idea being touted at a bad location. The neighborhood and all our residents would be better off with a small office building or a small warehouse development. I support keeping the zoning on this property "as is" and request that you vote in opposition to this proposed zoning change.

Sincerely,

Glenn and Laureen Parker
13030 Silvercreek Drive
Austin, Texas 78727

From: Matt Synatschk
Sent: Sunday, July 24, 2016 6:19 PM
To: Smith, Taylor
Cc: Sirwaitis, Sherri
Subject: C14-2016-0023.SH Elysium Park

Good afternoon Taylor,

I enjoyed meeting you last night at Jack and Katy's wedding in Georgetown. Thank you for taking a few minutes to visit with me regarding the rezoning case currently under City Council review for the property located at 3300 Oak Creek Dr (Case #: C14-2016-0023.SH). The Public Hearing and First Reading is scheduled for Thursday, August 4th. You referenced a previous meeting with Jeanie Beckham and Ed English regarding the case, in which you discussed some of the neighborhood's concerns regarding the proposed zoning change.

I also have concerns about the zoning change and wish to detail them for you in this email.

1. The for profit developer has received approval for fee waivers of \$5,819.00 per unit, resulting in approximately \$500,000 in lost revenue. While fee waivers are appropriate for non-profit and other similar developments, this project is a for profit venture and the loss of revenue for the city only increases the burden on the taxpayers to fund essential city services. Paul Zucker, of Zucker Systems, conducted a process audit of the Planning and Development Review Department in May 2015. The final report detailed 462 recommendations for improving the functions of the PDRD. The lost \$500,000 could be highly useful in implementing many of the recommended changes.
2. The staff report states that the "Walkscore for this site is 23 out of 100 (meaning almost all errands require a car)..." The Walkscore only captures part of the pedestrian issues. The proposed site is isolated by Mo-Pac Expressway to the east, and Parmer Lane to the south. Pedestrians are forced to cross at least one, if not more, major roadways with posted speeds of 55 mph. In addition, the Capitol Metro Red Line rails run close to the site, further compromising a pedestrian's ability to access necessary services.
3. The City of Austin Zoning Guide states "This district [MF-4] is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable." The proposed site is not centrally located, nor adjacent to downtown. The surrounding residential properties are primarily zoned Single Family 3 (SF-3) and Rural Residential (RR). The high density MF-4 District is not appropriate for this location.

In closing, I hope that Councilmember Gallo will join with the neighborhood and oppose the rezoning of this property.

Please feel free to contact me with any questions.

Sincerely,

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529

Sirwaitis, Sherri

From: Kathy Faltesek
Sent: Sunday, July 24, 2016 3:29 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri
Subject: Opposed to C14-20H-0023.SH

I am opposed to the C14-20H-0023.SH

There is not any easy access to transportation or to grocery stores or shopping. This would be extremely dangerous for anyone to walk to any nearby shopping areas or to any medical facilities.

There is also danger of increased flooding in this area.

I feel it would be a very dangerous situation with increased traffic patterns.

Kathy Faltesek

Sirwaitis, Sherri

Importance: High

From: Joan Yaffe
Sent: Sunday, July 24, 2016 1:25 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2014-0023.SH
Importance: High

My name is Joan Yaffe and I live at 12911 Trailwood Road in the Northwood neighborhood.

As my City Council representative, I wanted to let you know about my concerns regarding the proposed development at 3300 Oak Creek Drive in the Northwood neighborhood.

The proposed site is next to Walnut Creek which floods during heavy rains. The added impervious cover created by such a development so close to the creek will potentially worsen the flooding not only on Oak Creek Drive, but downstream as well.

This is a pocket neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. The other entrance, with the only traffic light, has a long line of cars exiting every morning. Both of these are residential streets and would not easily accommodate adding potentially 200 more vehicles as a 120 unit apartment complex could produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic.

The proposed development creates safety issues due to added traffic, the train (both to children who could be playing near the track and cars) and flooding.

The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Oak Creek Drive development would only exacerbate the overcrowding problem.

Finally, the proposed development does not support any of the tenets of the Imagine Austin plan: it is not compact, is connected to nothing, and is not in walking distance to businesses or public transportation. More appropriate development for the site would be a small business or office building like the one at the corner of Oak Creek Drive and the Mopac access road. It fits very well into the neighborhood.

Because of the above concerns, I am strongly opposed the proposed development at this time.

Sincerely,

Joan Yaffe
12911 Trailwood Road
Austin, Texas 78727
512-244-3998

Sirwaitis, Sherri

-----Original Message-----

From: Debra Joiner

Sent: Sunday, July 24, 2016 7:41 AM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2014-0023.SH

Leslie Pool,

I am writing to express my opposition to C14-2014-0023.SH and proposed new apartments and rezoning in the Northwood Neighborhood.

I have been a homeowner in this neighborhood for 8 years and have seen increased traffic and congestion and with few public transit options from our neighborhood to major employers and to downtown.

I am concerned about the impact this construction will have on the neighborhood ecosystem. The proposed site is near a creek and in an area not developed before.

What concerns me most is that the builder and the city seem to want to push this through despite the neighbors being very opposed to the project. I think working with neighbors - many who have been here for 20-30 years - should be the top priority.

Thank you for your time and consideration.

Debra Joiner

Sirwaitis, Sherri

Subject: FW: FW: OPPOSED TO C14-2016-0023.SH Elysium Park

From: On Behalf Of Donna Blumberg
Sent: Saturday, July 23, 2016 8:26 PM
To: Sirwaitis, Sherri
Subject: Fwd: FW: OPPOSED TO C14-2016-0023.SH Elysium Park

----- Forwarded message -----

From: Jan Kearbey
Date: Sat, Jul 23, 2016 at 10:28 AM
Subject: FW: OPPOSED TO C14-2016-0023.SH Elysium Park
To:

Email sent to Council Member Leslie Pool

Jan Kearbey, CWCP, CIC, CISR, CPIW
Vice President of Marketing



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From: Jan Kearbey
Sent: Saturday, July 23, 2016 10:27 AM
To:
Subject: OPPOSED TO C14-2016-0023.SH Elysium Park

Dear Council Member Leslie Pool,

As part of the Northwood neighborhood, I respectfully ask that you oppose Elysium Park in our area. At some point, the City Council has to recognize that homeowners have rights to protect their living area. I purchased this house in 1993 and since then I have experienced the continued development around and into our neighborhood. It appears that there is a favoritism levied toward development companies over the needs of a neighborhood – as evidenced by continual building without the creation of an infra-structure to accommodate the additional traffic. Please leave our neighborhood alone!

Respectfully,

Jan Kearbey

Northwood Resident

Sirwaitis, Sherri

From: Lauren Geoffroy
Sent: Monday, July 25, 2016 2:03 PM
To: Pool, Leslie; Sirwaitis, Sherri
Subject: Opposed to C14-2014-0023.SH

Hello,

I am writing in opposition to C14-2014-0023.SH. I have lived in this neighborhood for 6 years and am very concerned about this passing as this will lead to an Increased flooding risk and dangers of increased traffic due to the location near the frontage road and railroad line.

This will also create a lack of easy access to grocery stores and transportation along with possible environmental issues.

Developers would have you believe that there will be less traffic than if it were zoned for medical (like the center at 3107 Oak Creek Dr.), but that's a flat out falsehood. There is little to no traffic caused by that center Fri-Sun due to limited hours on Friday and not being open on Sat/Sun.

I have attended several meetings in opposition of this and will be there to show my opposition AGAIN on Aug 4 and Aug 11 as will many in the neighborhood. Please do the right thing and stop this before it begins.

Sincerely,

Lauren Geoffroy

Sirwaitis, Sherri

From: Geoffroy, CJ
Sent: Monday, July 25, 2016 11:17 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri
Subject: Opposed to C14-2014-0023.SH

Hello, I am writing in opposition to C14-2014-0023.SH. I have lived in this neighborhood for 6 years and am very concerned about this passing as this will lead to an Increased flooding risk
And dangers of increased traffic due to the location near the frontage road and railroad line.

This will also create a lack of easy access to grocery stores and transportation along with possible environmental issues.

Developers would have you believe that there will be less traffic than if it were zoned for medical (like the center at 3107 Oak Creek Dr.), but that's a flat out falsehood. There is little to no traffic caused by that center Fri-Sun due to limited hours on Friday and not being open on Sat/Sun.

I have attended several meetings in opposition of this and will be there to show my opposition AGAIN on Aug 4 and Aug 11 as will many in the neighborhood. Please do the right thing and stop this before it begins.

Sincerely,

CJ Geoffroy

CJ Geoffroy
Mid Market Account Executive, UA Connected Fitness

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211 Walter Seaholm Dr., Ste 200
Austin, TX 78701
Cell: 512-689-0946
Fax: 512-482-8304



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Sirwaitis, Sherri

From: Craig Ingram
Sent: Wednesday, July 27, 2016 2:04 PM
To: Gallo, Sheri; Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH

Dear Council Member Gallo,

My name is Craig Ingram and I live at 4509 Oak Creek Drive in the Northwood neighborhood.

I am writing to express my opposition to the zoning change to the property at 3300 Oak Creek Drive in the Northwood neighborhood.

The proposed site is next to Walnut Creek which floods during heavy rains. The added impervious cover created by such a development so close to the creek will potentially worsen the flooding not only on Oak Creek Drive, but downstream as well.

Northwood is a pocket neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. The other entrance, with the only traffic light, has a long line of cars exiting every morning. Both of these are residential streets and would not easily accommodate more vehicles that an apartment complex would produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic. Furthermore, there are no businesses within walking distance and no public transportation within walking distance.

The proposed development creates safety issues due to added traffic, the train (both to children who could be playing near the track and cars) and flooding.

The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Oak Creek Drive development would only exacerbate the overcrowding problem.

Because of the above concerns, I am strongly opposed the proposed zoning change at this time.

Sincerely,

Craig Ingram

Sirwaitis, Sherri

From: Kathy Faltesek

Sent: Wednesday, July 27, 2016 11:13 AM

To: Pool, Leslie; Sirwaitis, Sherri

Subject: C14-2016-0023.SH

I am opposed to the C14-2016-0023.SH for the following reasons:

There is not any easy access to transportation or to grocery stores or shopping. This would be extremely dangerous for anyone to walk to any nearby shopping areas or to any medical facilities.

There is also danger of increased flooding in this area.

It would be a very dangerous situation with increased traffic patterns.

thanks you,

Kathy Faltesek

Sirwaitis, Sherri

From: Kelley Dwyer

Sent: Thursday, July 28, 2016 11:29 AM

To: Leslie.Pool@austin.gov

Cc: Stephen.Adler@austintexas.gov; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri; Sirwaitis, Sherri; [REDACTED]

Subject: Opposed to C14-2016-0023.SH

Dear Council Member Pool,

I am writing to register my opposition to C14-2016-0023.SH as a resident of your district and the Northwood Neighborhood (12703 Silver Creek Drive).

I am in favor of affordable housing options in Austin, but not at the expense of human safety and environmental damage.

The following are among my primary concerns:

1) Pedestrian and Motor Vehicle Safety Nightmare: with greatly increased traffic near the already congested MoPac frontage road and railroad line, where we have already had traffic deaths occur AND a complete lack of easy and safe access to transportation, grocery stores, restaurants, and bus stops. Do you really want people (including the elderly and children) trying to run across MoPac frontage roads and Parmer Lane?

2) This already is already a well-known flooding area. Why would you want to make that worse?

3) The danger to this sensitive environmental area and its flora and fauna is also well-known.

Affordable housing is important to Austin, but you can't just stick it anywhere. There are more appropriate areas where the safety of pedestrians, residents, commuters, and the environment are not threatened.

I respectfully request that you oppose this development.

Thank you,
Kelley Dwyer

Kelley J. Dwyer
Attorney
Law Office of Kelley J. Dwyer, PLLC
9442 Capital of Texas Highway North
Arboretum Plaza One, Suite 500-159
Austin, Texas 78759
Phone: (512) 343-3630
Fax: (512) 233-5836

Sirwaitis, Sherri

From: On Behalf Of Donna Blumberg
Sent: Thursday, July 28, 2016 8:53 AM
To: Sirwaitis, Sherri
Subject: Fwd: Opposed to C14-2016-0023.SH Elysium Park

----- Forwarded message -----

From: **Mike Parks**
Date: Thu, Jul 28, 2016 at 7:51 AM
Subject: Opposed to C14-2016-0023.SH Elysium Park
To:
Cc:

Dear Councilwoman Pool:

Please vote against rezoning this property. The increased traffic and increased flooding risk that would be caused by the proposed higher density development make this a bad idea.

Thanks and regards,
--C. M. Parks

Sirwaitis, Sherri

From: Michele Evans

Sent: Wednesday, July 27, 2016 4:56 PM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2016-0023.SH Elysium Park

My name is Lori Michele Evans and I live at 12930 Pegasus Street in the Northwood Neighborhood. I'm writing you today to express my opposition to the proposed housing development C14-2016-0023.SH Elysium Park. My back yard is on the property line of the proposed apartments. I have multiple concerns about this project including increased risk of flooding, access to public transportation and increased traffic near a dangerous railroad crossing.

Flooding: The water has gone over the street (Oak Creek) twice in recent years. Leading to one water rescue. When the developer removes the trees it will only increase this risk.

Safety: Getting to any type of business such as a grocery store, restaurant or even a bus stop requires walking along an unprotected sidewalk next to a high speed frontage road with an unprotected crossing. The location is also close to railroad tracks that are so close to the frontage road that only one car length can fit into the space. Leading to people stopping on the frontage road.

This site is not appropriate for multifamily housing.

Sirwaitis, Sherri

From: K Emerson

Sent: Wednesday, July 27, 2016 4:44 PM

To: Leslie.Pool@austin.gov

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2016-0023.SH

Re:

I am writing to voice my opposition to the proposed rezoning of 3400 & 3302 Oak Creek Drive.

My family and I moved to this neighborhood nine years ago, and we have come to learn that this neighborhood lacks basic necessary amenities. It is unwise to increase the population in this neighborhood without correcting the existing problems. Let me elaborate:

Sidewalks – The neighborhood lacks continuous sidewalks. It is difficult and unsafe to walk through the neighborhood because sidewalks abruptly stop altogether or are only on one side of the street.

1. Speeding - Traffic on Oak Creek Drive often exceeds the speed limit.
2. Accessibility – the neighborhood is hemmed in by high speed roads (Mopac and Parmer Lane).
 - a. Therefore, we are not able to safely walk to: a store, a school, a library, or a park. This situation is dangerous enough for adults, especially so for young children.
 - b. There are no bus lines within the neighborhood
 - c. There are no bike lanes within the neighborhood
3. Dangerous intersection – In my opinion, the most important reason apartments should not be allowed on this tract of land is the perilous conditions of the intersection of the Mopac frontage road and Oak Creek Drive. Since the MetroRail crossing is so close to Mopac, only two cars at most can pull off of Mopac to wait for the train to pass. Other cars are stopped on the frontage road. Let me repeat that: Cars are stopped on the frontage road! This is an extremely dangerous situation that needs to be remedied regardless of whether apartments are built or not. The potential for a high speed rear end collision should be remedied before there is a traffic fatality. Also, cars pulling out of the neighborhood onto Mopac sometimes have limited visibility due to the height of the grass beside the road.

To allow this land to be rezoned would be reckless and ill thought out. Yes, Austin needs affordable housing, but to allow apartments to be built in a neighborhood that is so ill designed would compound the problems that already exist and would be a disservice to the people you are trying to serve.

Sincerely,

Kitty Emerson

12900 Pegasus Street

Austin, Texas 78727

Sirwaitis, Sherri

From: NanSeeGrace

Sent: Wednesday, July 27, 2016 4:09 PM

To: Stephen.Adler@austintexas.gov; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri; NorthwoodSecretary@gmail.com; Pool, Leslie; Sirwaitis, Sherri

Subject: Fwd: Opposed to C14-2014-0023.SH

Dear Council Members,

Blessings to you all.

I WOULD LIKE TO VOICE MY OPPOSITION TO C14--2014-0023.SH.

I am forwarding a copy of an email I sent to Council Member Leslie Pool July 22 in the hopes that you will seriously consider my input when addressing the proposed re-zoning of 3300 Oak Creek - **C14-2014-0023.SH**

In my email, I have addressed concerns about:

Increased flooding risk (water rising over Oak Creek bridge in flood state)

Dangers of increased traffic (My daughter was one car behind a fatal accident at Oak Creek and Mopac access road where she witnessed the death of a young woman).

Location near the frontage road and railroad line

Lack of easy access to grocery stores, shopping, restaurants & public transportation

Possible environmental issues (endangered salamander, migrating bird habitat, garbage and runoff along the creek)

And other issues.

Thank you for considering these concerns.

I pray that you do not re-zone this property as it is not the best location for this development nor is it for the highest good of all affected by it.

Sincerely,

NancyGrace Howard

12709 Palfrey Dr

----- Forwarded message -----

From: NanSeeGrace

Date: Fri, Jul 22, 2016 at 7:42 PM

Subject: Opposed to C14-2014-0023.SH

To: Leslie.Pool@austintexas.gov

Cc: Sherri.Sirwaitis@austintexas.gov,

I have been a Northwood resident since 1985 and would like to voice my strong opposition to zoning changes for 3300 Oak Creek Drive.

This proposed zoning change will enable a development to proceed that hopes to serve a very tiny number of people (guessing less than 100 people + the developers). Should this zoning change pass and this project proceed, a much larger number of people and animals will be affected negatively than positively. More harm than good will come out of it.

My concerns:

• **Increased flooding risk** - This is one of the top 20 flood zones in Austin. The water jumps the banks at the bridge on Oak Creek and covers the road. It travels swiftly when in a flooded state and has uprooted trees and taken out fences among other things. Oak Creek has had to be closed and there have been water rescues at this location. The parking garage at the Baylor building often floods during heavy rain. Rezoning and developing this tract will negatively impact other neighborhoods downstream with increased flooding.

***Dangers of increased traffic** - There are only two major entry/exits for this neighborhood. The traffic lines waiting to leave the neighborhood at the Silvercreek/Parmer Ln light are long during heavy traffic times. Traffic backs up and blocks several streets in the neighborhood.

The intersection at Oak Creek and Mopac frontage road has a history of tragedy, traffic death and severe accidents occurring here.

If a traffic mishap occurs at either of these entry/exits (which it has), traffic must be rerouted through the neighborhood to the other entry exit. It is horrific when a major traffic jam occurs in your neighborhood. This situation can effectively prohibit the ability of life saving emergency vehicles from entering the neighborhood.

Traffic in Northwood is already heavily affected by cut-through traffic seeking to avoid the Parmer/Mopac intersection. Cars speed through residential streets seeking to beat the heavy traffic congestion along the Mopac frontage road.

The traffic study that was done in April in this neighborhood by the developer is sure to have highly inaccurate data. This truth may be seen at the following:

<https://northwoodna.files.wordpress.com/2016/04/trafficcounters2.pdf>

Also, the addition of 38 houses from the Reserve at Northwood development a few years back increased traffic significantly in the neighborhood upon its completion. The impact of additional traffic from this development affected and changed the neighborhood quite a bit giving Northwood neighbors a much clearer insight into how much impact further increased traffic in this unique neighborhood will have in the long run. A zoning change that allows apartments to be built on this site will create a traffic increase beyond what most quiet neighborhoods experience and will greatly affect the quality of life of those who live here. Rezoning and developing this tract will negatively impact **traffic and quality of life**.

***Location near the frontage road and railroad line** - There is room for only two cars to wait at the railroad crossing on Oak Creek. More than this and the line must spill out onto the frontage road. Sitting still on a 50 mph Mopac frontage road while waiting for a train to pass puts lives in danger. Someone driving 55 mph and not paying attention could easily slam into the back of a waiting car causing yet another fatality.

It is a very dangerous situation as it is.

Rezoning and developing this tract will negatively impact **traffic safety**.

***Lack of easy access to grocery stores,-** The closest grocery store (HEB) is located on the

SE corner of Parmer/Mopac. The proposed zoning change site allowing apartments to be built is at the NW corner. A person having to walk to HEB will be required to cross no less than 9 major traffic lanes at the intersection of two major traffic arteries. The sidewalk to get there runs along the 50mph Mopac frontage road. This path must be taken for all other shopping and restaurant destinies as well, as all shopping destinations are located South and East of the Parmer/Mopac intersection.

Also, for a resident of Northwood to get to Parmer Lane shopping sites, one must cross 6 lanes of high volume traffic since all the stores are located on the South side of Parmer. Rezoning and developing this tract will negatively impact pedestrian safety.

***There are no bus stops along the frontage road of Mopac or on Parmer Lane.** To get to a bus stop one has to cross major traffic arteries and walk along a 55mph frontage road. The closest bus stops to Northwood are at A) Parmer & Adelphi = 0.55 mile and, B) Parmer & Tomanet = 0.76 mile.

The closest train station is the Howard Lane Station = 0.92 mi (using the sidewalk next to the 55mph Mopac frontage road)

Rezoning and developing this tract will negatively impact **pedestrian safety.**

***Possible environmental issues** - Apartments built so close to a waterway invites problems - oil changes in the parking lot, dirty diapers, trash, cigarette butts, etc that can all land in the creek to be washed downstream. This proposed development would be built closer to the creek than most structures along the length of it according to views on Google Map.

I am also concerned for the well-being of an endangered salamander that exists only in this area around Balcones Park. Careless development will only increase the peril of this most sensitive creature's survival. **I request a study be done in this regards before development of any sort proceeds.** The greenbelt of this property is rich with a large variety of wildlife that stand to have their habitat destroyed should the zoning change that would allow this development proceeds.

Rezoning and developing this tract will negatively impact the environment, and animal life.

With hopes for the passing of this zoning change, I realize that the developer intends to create affordable housing at this location. I have read the documentation showing the projected profit from this endeavor which I feel governs their drive to push this zoning through. I am all for affordable housing - I have friends that utilize this service who would be homeless otherwise. The truth is, this clearly isn't a suitable location for this project. There are too many factors that do not support the project's viability and many other locations exist that are much better suited for this type of project. The developers would not be harmed by shifting to another location that is more suited for their plans. The negative impact of developing 3300 Oak Creek into affordable housing far outweighs anything positive about it. Leaving this property zoning as is, is a win, win for all concerned. I pray that Only the Highest Good for ALL concerned happens in this situation.

Thank you for your consideration of my input.

Sincerely,
NancyGrace Howard
12709 Palfrey Dr

Sirwaitis, Sherri

Subject:

From: Christof Hamm

Sent: Friday, July 29, 2016 1:12 AM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2014-0023.SH

Councilperson Pool,

I am writing to you to state my opposition to the proposed zoning change C14-2014-0023.SH. The proposed zoning change would modify the existing zoning of the tract from a commercial use plan that was jointly developed by the existing neighborhood and site owner to allow for balanced use of the property that would have minimal impact to the neighborhood. In contrast, the proposed change would have a significant negative impact to the existing neighborhood and the future residents of proposed development on the site.

The proposed development for the site includes a plan to provide affordable housing units as part of the development. However, this proposed site provides little to no advantages to those residents who might live in these units. The proposed site is over a mile away from a public transit stop in either direction and reaching these transit stops requires walking along and/or across busy major roadways and in some cases a railroad track. Grocery store access is approximately a mile away along major roadways.

Also, the proposed site plan sits immediately adjacent to a flood-prone creek and will likely increase the flooding risks to the new development and the existing upstream and downstream residents due to loss of permeable land to alleviate high water flows.

Other negative potential impacts from the proposed development (or any development consistent with the proposed zoning change) include increased neighborhood traffic flows, which would pose a danger to the neighborhood children, and the potential environmental risks to wildlife (endangered species are known to live in the immediate vicinity) and ground stability (due to underground caves).

I would respectfully ask than Councilperson Pool vote AGAINST the proposed zoning change.

Christof Hamm | Austin, TX | (512) 673-9911

Sirwaitis, Sherri

From: Michael Magrill
Sent: Thursday, July 28, 2016 1:43 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH

Council member Pool,

I realize you are probably getting numerous emails regarding this proposed housing project. I'm sorry for that because I realize that it can't be fun for you and will be a difficult decision.

My primary concern is that of flooding. The proposed housing complex will consist of a huge amount of impervious cover and we already have borderline flooding problems when we get heavy rain. The construction of this complex will only exacerbate the problem. Please consider this impact carefully when deciding on this issue.

The second concern I have is transportation related. Apartment residents (particularly ones that may have subsidized rent through section VIII) tend to use public transportation more than the average citizen. The options are limited. We've had several long term guests staying with us over the last 3 years and all of them have found it fairly difficult to find good public transportation options without walking at least 1 mile, which isn't terrible unless you mind being sweat soaked once you reach your destination. There is only one closer option that I know of and it has very infrequent hours on its schedule. I urge you to insist on better options and schedules for the Capital Metro lines if this project is going to go forward.

My final concern is admittedly selfish. We do not have a park on the north side of Parmer. We have 2 fairly large neighborhoods adjacent to one another (Northwood and Preston Oaks) with no real park. The Balcones park on Amherst is our closest park and it is nice, but I have little kids and getting there is a 1 -1.5 mile trek AND involves crossing Parmer lane! This scares the heck out of me. The proposed complex would basically eliminate the one remaining area we have in our neighborhood that could hold a park (even a small one). If this project goes through, I respectfully ask that they be required to build a park of some form for the neighborhood to share as part of their project.

Thank you for your consideration in this matter.

Michael Magrill

Sirwaitis, Sherri

From: Mary Ellen Scribner
Sent: Thursday, July 28, 2016 1:41 PM
To: Gallo, Sheri
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2014-0023.SH Elysium Park

Dear Councilwoman Gallo,

Although I do not live in your district, you will casting a vote on an issue that concerns me. I am writing to make you aware of my opposition to the zoning changes that would allow an apartment complex to be constructed at one of two primary entrances to the three neighborhoods of Northwood, Preston Oaks, and McNeil Estates clustered together in the northwest quadrant of MOPAC and Parmer Lane. I am the original owner of my Northwood home (on Silver Creek Dr.) and have lived in it since 1981. Of course, much growth and tremendous changes have taken place in the intervening years. Each new house and subdivision has compounded the traffic woes of the residents in this restricted area. If a multifamily complex with exit and entrance on Oak Creek Dr. were to be squeezed into the space between Pegasus Street and the MOPAC service road, rush hours would become even more challenging—and less safe--than they already are. The thought of more cars, school buses, and service vehicles on our streets is overwhelming. Also, as I have pointed out in an earlier email to Ms. Sirwaitis, all three exits from the three neighborhoods lead to Parmer Lane. If for any reason it is closed or blocked, we are trapped.

Please turn this proposal down so as not to aggravate an already over-capacity traffic situation.

Regards,
Mary Ellen

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Mary Ellen Scribner
13022 Silver Creek Dr., 78727
512.255.8428 (H)
512.698.5539 (C)

Sirwaitis, Sherri

Subject: FW: please oppose Elysium Park, C14-2016-0023.SH

From: Donna Blumberg

Sent: Friday, July 29, 2016 10:47 AM

To: Sirwaitis, Sherri

Subject: Fwd: please oppose Elysium Park, C14-2016-0023.SH

----- Forwarded message -----

From: Donna Blumberg

Date: Thu, Jul 28, 2016 at 12:52 PM

Subject: please oppose Elysium Park, C14-2016-0023.SH

To: Steve.Adler@austintexas.gov, Ora.Houston@austintexas.gov, Pio.Renteria@austintexas.gov, Don.Zimmerman@austintexas.gov, Ellen.Troxclair@austintexas.gov, Sheri.Gallo@austintexas.gov

Cc: Donna Blumberg <northwoodsecretary@gmail.com>

Greetings,

As a 28 year resident of Northwood, I ask that you vote to deny the zoning change to MF-4 from the current category, which the neighborhood leadership had negotiated in good faith with the current owner. The Conditional Overlay greatly restricts what can be built on this property to what we believe is suitable: neighborhood offices and some other commercial ventures (PDF [list here](#)).

Given the limitations of this tract listed here, it doesn't make sense as a residential location.

- a significant portion is in the flood plain; the additional impervious cover may increase nearby and downstream flooding
- it is karst terrain and thus may have underground voids making it unsuitable for heavy multistory buildings (or at least increase the construction cost)
- there are numerous safety concerns for potential residents due to the proximity of the Red Line and MoPac frontage road
- it does not fit with the Austin mobility goals - as with all current residents of this corner of Parmer and MoPac, all residents would be car dependent

With all of these issues, why are city and state tax dollars being considered for a FOR PROFIT project? There are other nearby suitable sites that do not have the environmental and safety concerns. Please vote to deny the rezoning to MF-4.

Thank you

Donna Blumberg

Sirwaitis, Sherri

From: Lisa Burns
Sent: Friday, July 29, 2016 11:24 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH

Dear Leslie Pool,

I am writing to you today to ask you to please oppose the re-zoning proposal C14-2016-0023.SH (Northwood Neighborhood). I understand the City is working hard to bring in affordable housing and while I support that idea, I truly do not believe that the location on Oak Creek is the right place for that effort. My Mother lives in Dallas and is in her 70's and still works part time because she has to. We have discussed that at some time she will likely move to Austin. I say "Austin" but we have also discussed that it will likely be a surrounding suburb as she would not likely be able to afford Austin. I thought about all that when the idea was presented about the apartments in our neighborhood. It would be wonderful if she could maintain her independent living but still be nearby. But, in doing an honest evaluation, I do not believe that property is the right location for several reasons. One of the primary reasons is the lack of easy access to transportation or ability to get to the nearby grocery store or other stores. I envisioned a single mom with children, or an elderly person trying to walk to the HEB that is fairly close. It is a very dangerous walk along Mo-Pac. To add to the danger, there is a railroad track that you have to cross. As I am sure you have heard, we have already had one fatality and 2 severely injured children within the last few years due to getting hit by the train. I would definitely not want my Mother or any children trying to make that trek. Even a young man or woman would be in danger.

In addition to the dangers of people walking along that area, I think the danger would greatly increase with the large addition of traffic that this would create in the neighborhood. I do not know if you have been able to really study and visit the area but we only have a few entrances into our subdivision and 2 of them have lights. They already get very backed up, particularly in the mornings. One of the entrances is on MoPac and it does not have a light and I consider it very dangerous. I know I would not want my Mother trying to get onto the feeder road for MoPac with oncoming traffic at 60 mph. Parmer is also a very busy road with a 60 mph speed limit and adding more cars trying to "make the light" just adds to the risk.

Additionally, that area is at risk for flooding and has flooded in the past. I am a big proponent of protecting our environment and I am concerned about the ecological disruption this may cause. I don't think it has been tested yet but there is a good likeliness of caves in that area along with endangered species. Also, I think this would have a negative effect on properties downstream. I believe that a project with a smaller footprint in that area (single story or 2 story offices or something along those line) would be much better suited to the area. They are building a church across the street and of course that is expected to make for a very nice neighbor.

Another thing that I think about is the people that live on Pegasus – the street that would be most impacted by the apartments as their houses back up to that property. Right now they back up to a wooded area. When they first moved there, they had to know that something would likely be eventually built there. OK, fair enough. But it was zoned for office space. If it were me, I would be ok with that. Offices are fairly low impact as they do not have 24/7 tenants. But if an apartment was built, I would be extremely upset as that would be an unsightly view from my backyard and very invasive and intrusive as the amount of onlookers that could peer into my home and or backyard. Add in the high potential for noise. One of the other large issues I see is the impact it would have on cars parking along Oak Creek. There are not enough spaces in their current plan to accommodate the cars that would be there. That alone would greatly increase the dangers of driving on one of our key entrance/exits to the neighborhood.

Last but not least, I do feel that the apartments would negatively affect our property value. I am a single woman in my early 50's. In 2010 I bought my first home in this neighborhood and I love it. I intend to live in this house for as long as I possibly can. This home is part of my eventual retirement. When I am no longer able to get up and down the stairs and may eventually need to move into assisted living or even with relatives, I will depend on the monies from the sale of my home. I know many other people in this neighborhood that feel the same. While the apartments may help some people, they will definitely hurt many others and we bought in this area with the intent of staying

here. It is far easier to find another apartment but, as you know, it is very difficult to buy a home at this time in Austin.

Ms. Pool, I ask you to please vote AGAINST the re-zoning. The negatives of rezoning the Oak Creek property far outweigh the few positives that this would provide.

Kind Regards,

Lisa Burns
512-426-2400
Northwood Neighborhood